

Know All Men by These Presents,

47-293

49-1-24 ✓

That I, EMILE J. GAGNE, of Waterville, County of Kennebec and State of Maine,

in consideration of one dollar and other valuable considerations

004513

paid by EMILE J. GAGNE AND THERESA I. GAGNE, of Waterville, County of Kennebec and State of Maine

N/O TRANSFER
TAX
PAID

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said EMILE J. GAGNE AND THERESA I. GAGNE

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever,

A certain lot or parcel of land situate in Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit;

Commencing at a stake driven in the ground on the southerly line of Brookline Avenue; thence southerly in a direct line and parallel with the easterly line of the shed situated on said lot at a distance of four (4) feet from the easterly line of said shed, to a stake driven in the ground on the northerly line of A.M. Smart's land, and at a point just twenty (20) feet westerly from a stone monument set in the northeast corner of said Smart's lot; thence westerly on said Smart's northerly line about three (3) rods and to the easterly line of land of one McGee; thence northerly on said McGee's easterly line five (5) rods; thence westerly on said McGee's north line about twelve (12) feet to a stake distant sixty-six (6) feet in a perpendicular direction from the first mentioned bound; thence northerly and parallel with said first mentioned bound to said Brookline Avenue; thence easterly on said southerly line of Brookline Avenue sixty-six (66) feet to the point of beginning.

Reserving and excepting the right of way of Manly Morrison, his heirs and assigns, to maintain the sewer now located under said lot of land and owned by said Morrison, for the use of himself and others and to enter said lot for the purpose of putting and keeping said sewer in repair; also conveying the right to said Gagne his heirs and assigns, to connect with and use said Morrison's sewer for the benefit of occupants of said lot.

This conveyance is made upon the expressed condition that no part of any building, including piazza, porticos, and bay-windows, but not including doorsteps, shall be erected nearer to the said southerly line of Brookline Avenue than eighteen (18) feet.

Also another lot or parcel of land situated in said Waterville, bounded and described as follows, to wit;

Commencing at the southeast corner of Z.H. Wilbur's land, thence easterly at right angles to said Wilbur's easterly line a distance of sixty-six (66) feet to a stake driven in the ground; thence northerly and parallel with said Wilbur's easterly line ten (10) rods to a stake driven in the ground on the southerly line of Brooklyn Avenue, so-called; thence westerly along the southerly line of said Brookline Avenue sixty-six (66) feet and to the northeast corner of said Wilbur's lot; thence southerly on the easterly line of said Wilbur's lot to the point of begun at. Containing forty square rods.

Being the same premises conveyed by Deed of Distribution by Emile J. Gagne, Personal Representative of the Estate of Clara Gagne, Docket No: 82-180. Recorded in Kennebec County Registry of Deeds, Dated July 26, 1982 and recorded July 28, 1982 in Book 2489, Page 223.

~~On here and to hold~~ the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said EMILE J. GAGNE AND THERESA I. GAGNE

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, to them and their use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I lawfully seized in fee of the premises, that they are free of all incumbrances,

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid, and that I and my heirs shall and will Warrant and Defend the same to the said Grantees, their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them, forever, against the lawful claims and demands of all persons.

In Witness Whereof. I the said EMILE J. GAGNE
AND THERESA I. GAGNE, WIFE OF EMILE J. GAGNE
XXXandXXX

wifeXXXXXXXXXXXXXXXXXXXXof the saidXXXXXX

joining in this deed as Grantor, and
relinquishing and conveying our right by descent and all other rights
in the above described premises, have hereunto set our hand and seal
this 25 day of February in the year of
our Lord one thousand nine hundred and eighty-six

Signed, Sealed and Delivered
in presence of

Louis R. Marcou
Louis R. Marcou

Emile J. Gagne
EMILE J. GAGNE
Theresa I. Gagne
THERESA I. GAGNE

State of Maine, Kennebec ss. FEBRUARY 25 19 87
Personally appeared the above named EMILE J. GAGNE and THERESA I. GAGNE

and acknowledged
the foregoing instrument to be their free act and deed.

Before me,

Louis R. Marcou
LOUIS R. MARCOU
ATTORNEY AT LAW

Justice of the Peace
Notary Public